

GENERAL, PROCEDURAL/ON-GOING CONDITIONS

LAND USE SERVICES DEPARTMENT/CURRENT PLANNING DIVISION(909) 387-4115

1. This Conditional Approval is for a **Conditional Use Permit** (CUP) to establish an auto dealership and showroom with two (2) proposed buildings including a 2-Bay 4200 sq. ft. repair building with auto detailing and a 1750 sq. ft. sales office on .91 Acres in the Fontana/2nd. Supervisorial District Area. Any modification to the approved design or any expansion in the developed area as shown on the Approved Site Plan shall require the submittal and approval of a revision to the existing approval or of a new land use permit application.
2. In compliance with San Bernardino County Development Code Section 81.0150, the applicant shall agree to defend at this sole expense any action brought against the County, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the County, its agents, officers or employees, for any court costs and attorneys fees which the County, its agents, officers or employees may be required by a court to pay as a result of such action. The County may, at its sole discretion participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
3. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
4. This approval shall become null and void if all conditions have not been complied with and the occupancy or use of the land has not taken place within three (3) years after the day the land use decision becomes effective. One extension of time, not to exceed three (3) years, may be granted upon written request and the appropriate fee not less than thirty (30) days prior the date of expiration
5. The applicant shall ascertain and comply with the permitting/requirements of all state, county and local agencies as are applicable to the project. Those agencies include but are not limited to County Environmental Health Services, Transportation/Flood Control Department, Fire Department, Building & Safety Division, Santa Ana Regional Water Quality Control Board and the South Coast Air Quality Management District.
6. All of the conditions of this Conditional Use Permit are continuing conditions. Failure of the applicant or operator to comply with any or all of said conditions at any time may result in the revocation of the permit granted to the property provided the applicant is given adequate notice and opportunity to correct/comply with the conditions of approval.

Non-Standard Condition (*italicized*)

Environmental Mitigative Condition (**bolded**)

7. A Condition Compliance Review shall be required prior to the issuance of building permits for land uses with a Conditional Use Permit, in order to insure and verify compliance with all conditions of approval and applicable development standards. A minimum account balance of \$1,000. shall be maintained at all times to pay for this review. The applicant shall notify the Planning Division in writing when they desire to commence the compliance review.
8. The facility shall be maintained in a clean, attractive manner. All trash and storage areas, loading areas and mechanical equipment shall be screened from public view, with no outdoor storage permitted. Failure to maintain the facility to County Standards may be cause for revocation or modification of the Conditional Use Permit.
9. Any and all future development of this site (including signs) shall conform with the provisions of the CG (General Commercial) Land Use District, and Division 7 of the San Bernardino County Development Code and the applicable City of Fontana provisions. Commercial and/or Industrial development shall comply with Chapter 9 (Performance Standards) of Division 7 of the San Bernardino County Development Code. Should any enforcement activities be required to insure compliance with the conditions of approval, the applicant or property owner shall be charged for such activities per the San Bernardino County Code schedule of fees.
10. Landscaping shall be established and maintained throughout the life of the project. As the project is developed, the tenant/developer (and successors) shall maintain, and replace as necessary, the landscaping as identified on the Approved Landscaping and Irrigation Plans in a healthy and presentable condition at all times.

COUNTY FIRE DEPARTMENT/HAZARDOUS MATERIALS (909) 387-4631

11. The applicant shall file for an initial Business Emergency/Contingency Plan for the facility, provide annual updates, and updates within 30 days of any substantial change in inventory. Contact the County Fire Department/Hazardous Materials Division/Emergency Response and Enforcement (909) 387-4631.

ENVIRONMENTAL HEALTH SERVICES (909) 387-4666

12. The septic system shall be maintained at all times so as not to create a public nuisance and shall be serviced by a DEHS-permitted pumper. For information, please call DEHS/Wastewater Section at (909) 387-4666
13. The noise level shall be maintained at or below County Standards, Development Code Section 87.0905(b). For information, call EHS/Land Use at (909) 387-4666.
14. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual, noise, or other impacts, and environmental public

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nuisances are minimized and complies with San Bernardino County Code 33.087. For information, call EHS/Local Enforcement Agency (LEA) at (909) 387-4655.

15. All refuse not containing garbage shall be removed from the premises at least one (1) time per week to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.081 et seq. For information call EHS/LEA at (909) 387-4655.

COUNTY FIRE DEPARTMENT (909) 386-8400

16. This project is protected by the County Fire Department. The applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the existing Uniform Fire Code requirements and all applicable statutes, codes, ordinances or standards of the Fire Department.

PRIOR TO SITE DISTURBANCE OR ISSUANCE OF GRADING PERMITS THE FOLLOWING CONDITIONS SHALL BE MET:

LAND USE SERVICES DEPARTMENT/BUILDING AND SAFETY DIVISION (909) 387-4226

17. The applicant shall submit plans and obtain separate building permits for any required walls, retaining walls or trash enclosures.
18. Prior to issuance of a grading permit, a Storm Water Management Plan is required.
19. The applicant shall submit a Storm Water Pollution Prevention Plan.
20. Prior to grading permit issuance, an approved Water Quality Management Plan (WQMP) is required for the automotive repair and parking area.
21. An Erosion and Sediment Control Plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance.

LAND DEVELOPMENT ENGINEERING/DRAINAGE SECTION (909) 387-8218

22. Adequate drainage provisions shall be made to intercept and conduct the tributary/off-site/on-site drainage flows around and through the site in a manner which will not adversely affect adjacent or downstream properties at the time the site is developed. Submit study.
23. A topographic map shall be provided to Land Development/Drainage Section to facilitate the design and review of necessary drainage facilities at the time the site is developed.
24. This site is also located within the San Sevaime Drainage Fee Area and under Ordinance No. 3358 is subject to a fee of \$9,790.00/\$4,405.00 per acre, prior to issuance of any permit.

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LAND DEVELOPMENT ENGINEERING/ROAD SECTION (909) 387-8218

25. The applicant shall submit plans for required road improvements on Foothill Blvd to the City of Fontana.
26. The applicant shall submit *Engineered Road Improvement Plans* to the San Bernardino County Transportation/Flood Control Department, 825 E. Third Street, Room 204, San Bernardino CA. 92415-0835, for review and approval. For information, call (909) 387-2114. Note: Existing utility poles shall be shown on the road improvement plans and relocated as necessary without cost to the County.
27. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from the existing condition to the proposed, shall be required as necessary.
28. Required road improvements and right-of-way shall be correctly delineated on the site plan

COUNTY FIRE DEPARTMENT (909) 386-8400

29. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code.
30. A water system approved and inspected by the Fire Department is required. The system shall be operational prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one-half (2 ½) inch and one (1) four (4) inch outlet. All fire hydrants shall be spaces no more than three hundred (300) feet apart and no more than one hundred and fifty (150) feet from any portion of a structure.
31. Roadways exceeding one hundred and fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred and fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building. Written documentation for private road maintenance, including but not limited to grading shall be submitted to the Fire Department for review and approval.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS THE FOLLOWING CONDITIONS SHALL BE MET:

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Environmental Mitigative Condition (**bolded**)

LAND USE SERVICES DEPARTMENT/CURRENT PLANNING DIVISION (909) 387-4115

32. Submit *Final Elevations* of the proposed buildings that reflect architectural renderings, color schemes and wall signage for staff review and approval. The building design shall minimize the use of exterior fluorescent lighting and light fixtures. The use of subdued colors and natural materials for facades such as wood siding with stone, brick or rock is encouraged.
33. Three copies of a *Landscape Plan* prepared by a registered professional, showing the size, type, specifications and location of all plant material, shall be submitted to the Planning Division for review and approval. Said landscaping shall be with native plants or locally adaptable drought-tolerant species, trees, shrubs, groundcovers and turf capable of surviving the local climate and soil conditions with a minimum of supplemental water maintenance, once established. Evergreen vines or other acceptable screen-type shrubs should be planted immediately adjacent to fences/block walls. The required landscaping shall provide a substantial number of 1-gal. plants, specimen trees and may incorporate some decorative rock, boulders or other suitable hardscape material. (Planting shall replicate the landscaping along the Cherry Ave. corridor.)
34. Three copies of an *Irrigation Plan* shall be submitted to the Planning Division for review and approval. The irrigation system shall include, where practical, drip, bubbler or other non-aerial water application methods or system. The system shall include automatic valves/timers for controlled application.

LAND USE SERVICES DEPARTMENT/BUILDING AND SAFETY DIVISION (909) 387-4226

35. The applicant shall submit professionally-prepared construction plans for approval by Building & Safety and obtain permits prior to any construction. The plans shall include lighting standards, structures and signs.
36. Any building, sign, or structure to be constructed or located on site will require professionally prepared plans approved by the Building and Safety Division.
37. The applicant shall install the required erosion control devices at all perimeter openings and slopes prior to issuance of building permits. No sediment shall leave the job site.
38. The applicant shall submit plans and obtain permits for all fences /walls greater than six feet (6') in height.

ENVIRONMENTAL HEALTH SERVICES (909) 387-4666

39. The water purveyor shall be the Fontana Water Company.

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40. The applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter shall reference the File Index Number: W151-81 and the Assessors Parcel Number: 0232-011-21.
41. The method of sewage disposal shall be EHS-approved.
42. The applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewerage agency. This letter shall reference the File Index Number: W151-81 and the Assessors Parcel Number: 0232-011-21.
43. If sewer connection and service are unavailable, septic systems will then be allowed under the following condition: A soil percolation report shall be submitted to DEHS for review and approval. For information, contact the wastewater Section at (909) 387-4666.
44. The applicant shall obtain written clearance from the Santa Ana Regional Water Quality Control Board, 3737 Main Street, Suite 500, Riverside, CA. 92501-3339 (909) 782-4130, and forward a copy of the clearance letter to Environmental Health Services, Wastewater Section.
45. The applicant shall submit Preliminary Acoustical Information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standards per San Bernardino County Development Code, Section 87.0905(b). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance with noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the Division of Environmental Health Services (DEHS) for review and approval. For information and acoustical checklist, contact DEHS at (909) 387-4655.
46. The applicant shall submit plans for any incidental food establishments to be reviewed and approved by DEHS. For information contact DEHS/Plan Check at (909) 387-0214.

COUNTY FIRE DEPARTMENT (909) 386-8400

47. This project is under the jurisdiction of the County Fire Department, herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the existing Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
48. The applicant shall submit four (4) copies of the water improvement plans to the Fire Department for review and approval. New water systems shall have minimum eight (8) inch mains, six (6) inch laterals, six (6) inch risers and an approved six (6) inch fire hydrant.

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49. Prior to release for map recordation, building permits, or occupancy, the required fire fees of shall be paid to the San Bernardino County Fire Department. Please contact our office at (909) 386-8400 regarding the amount of fees required.
50. No fewer than two (2) complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
51. Prior to any framing construction occurring, the Applicant/Developer is required to provide Fire Staff with a letter from the water company having jurisdiction, certifying that the required water improvements have been made or that existing fire hydrants and water systems will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site.
52. Prior to any framing construction occurring, a water system, approved and inspected by the Fire Department having jurisdiction, is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 ½) inch and one four (4) inch outlet. All fire hydrants shall be spaced no more than three hundred (300) feet apart and no more than one hundred and fifty (150) feet from any portion of a structure.
53. The required fire flow shall exceed 1,750 GPM at 20 psi residual operating pressure for 2 hours. The applicant shall contact the local water purveyor (Fontana Water Company) to identify the existing GPM's and the fire hydrant locations. Fire hydrant locations are required to be within 150 feet of any portion of all buildings.

GUIDELINES: The following Information/Guidelines are provided to assist the developer's architects/engineers in designing the required fire protection for this project. Contact the Community Safety Division, Planning/Engineering Section for the appropriate pamphlets:

GL 901.4.3: Hydrant Identification Markers	GL 902.4: Key Boxes
GL 902.2.1: Emergency Access Ways	GL 903.1 : Water Supply For Fire Protection
GL 901.4 : Fire Lane Identification Markings (Address)	GL 901.4.4: Premises Identification

PRIOR TO OCCUPANCY OR USE OF EACH BUILDING FOR THE INTENDED PURPOSES, THE FOLLOWING CONDITIONS SHALL BE MET:

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LAND USE SERVICES DEPARTMENT/CURRENT PLANNING DIVISION (909) 387-4131

54. All driveways and parking areas shall be surfaced with asphalt-concrete paving. Vehicular storage/rear yard work areas shall be surfaced with slag, concrete or asphalt.
55. All parking stalls shall be clearly striped and permanently maintained with double or hairpin lines on the surface, with two lines being located an equal nine (9) inches on either side of the stall sidelines; arrows painted on the paving shall indicate the direction of traffic flow.
56. All landscaping, hardscape, irrigation, walls, signs, fencing (including welded steel panels), and road and drainage improvements shall be completed.

LAND USE SERVICES DEPARTMENT/BUILDING AND SAFETY DIVISION (909) 387-4246

57. The applicant shall show van accessible parking spaces for the disabled. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide and shall be designated "Van Accessible".

SPECIAL DISTRICTS DEPARTMENT (909) 387-9612

58. Any street lighting plans and plan check fees shall be submitted to the Special Districts Department for review and approval. Submit plans to Gale Glenn, Special Districts Department, 157 W. Fifth Street, 2nd. Floor, San Bernardino, CA. 92415-0450, Telephone (909) 387-9612.

LAND DEVELOPMENT ENGINEERING/ROAD SECTION (909) 387-8218

59. The applicant shall construct sidewalks on all frontages.
60. The applicant shall construct curb and gutter (with match-up paving) 52 feet from the centerline of Foothill Blvd. (Standard #115)
61. Driveway approaches/entrances shall conform to County Standard #130 and shall be constructed Prior to Occupancy.

CODE ENFORCEMENT DIVISION (909) 387-4044

62. The installation of any freestanding, wall, roof, projecting or monument sign, requires additional sign registration and plot plan approval.

COUNTY FIRE DEPARTMENT/HAZARDOUS MATERIALS (909) 387-4631

63. Prior to Occupancy, the applicant shall apply for one or more of the following: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit and/or an Underground

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Storage Tank Permit. Contact the County Fire Department/Hazardous Materials Division/Emergency Response and Enforcement (909) 387-4631.

COUNTY FIRE DEPARTMENT (909) 386-8400

64. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department.
65. Hand portable fire extinguishers are required. The location, type and cabinet design shall be approved by the Fire Department.
66. Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances.
67. Prior to Fire Department clearance for occupancy, the applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division at (909) 386-8400 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.
68. The applicant shall install Fire Department-approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.

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